GOVERNMENT OF ANDHRA PRADESH
A B S T R A CT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Change of land use from Residential use, Mixed use and Commercial use to Industrial use in Sy.Nos.99/1, 433/4, 477/1,2, 435/1,2, 478/1 to 6, 451/1,2, 452/1,2, 453/1 & 3, 448/1 & 3, 449/1 to 4, 450/1 to 4, 516/1,2, 517/1,3,4, 518/1, 519/1,2, 521/1 to 7 and 522/1 to 3, of Vikruthamala (V), Yerpedu (M), Chittoor District to an extent of Ac.66.90 out of total extent of Ac.77.60 - Draft Variation – Confirmed – Orders - Issued.

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The District Collector, Chittoor District.
Sc/Sf (E 1081434).

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
N O T I F I C A T I O N

The following Variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.112, Municipal Administration & Urban Development (H1) Department, Dated.08.03.2019 for which it is proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

V A R I A T I O N

The site is falling in Sy.Nos.99/1, 433/4, 477/1,2, 435/1,2, 478/1 to 6, 451/1,2, 452/1,2, 453/1 & 3, 448/1 & 3, 449/1 to 4, 450/1 to 4, 516/1,2, 517/1,3,4, 518/1, 519/1,2, 521/1 to 7 and 522/1 to 3, of Vikruthamala (V), Yerpedu (M), Chittoor District. The boundaries of the site are given in the schedule below, which was earmarked for Residential use in an extent of Ac.2.45 cts, Commercial use in extent of Ac.2.36 cts, Mixed use in an extent of Ac.62.09 cts, admeasuring an extent of Ac.66.90 cts, out of total extent of Ac.77.60 cts, abutting existing 100'-0'' wide road in Tirupati Urban Development Authority Region and its vicinity Plan, sanctioned in G.O.Ms.No.112, Municipal Administration & Urban Development (H1) Department, Dated.08.03.2019, is now designated as Industrial use in the site marked which is shown in MMP No.1/2020 of Tirupati Urban Development Authority and which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely

1. The applicant shall take prior approval from the competent authority before commencing any development work in the site under reference.
2. The applicant has to hand over 100'-0'' wide road portion passing in the Northern side from East – West, handover the widening portion of existing approach road of 18 mts wide road to be widened to 30 mts and 12 mts Master Plan Road on South side. The above said road portions are to be handed over to Local Authority by way of Registered Gift deed at free of cost and a copy of Registered Gift Deed attested by Panchayat Secretary has to be submitted to the TUDA.
3. A channel is passing in the middle of the proposed site from East to West and the same is to be maintained without disturbing Natural Flow of water and necessary buffer should be provided as per rules in force.
4. The water body (Tank) use is to be maintained as per MP duly providing buffer as per rules in force.
5. 9 Mtrs buffer shall be provided all along boundary of the proposed site from the surrounding lands.
6. The owners / applicants are solely responsible for any misrepresentation of facts with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

Contd..3

7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

Item – 1: A,B,C,D,E,F,G – A.

North : Proposed to 30 mts M.P. Road, Sy.No.19
East : Sy.No.479
South : Channel
West : Sy.No.13, 14, 16, 18, 10.

Item – 2: H,I,J,K,L,M,N,O – H.

North : Channel
East : Sy.No.451, 452
South : Existing 18 m road proposed to 30 m wide M.P. Road.
West : Channel, Sy.No.125.

Item – 3: P,Q,R – P.

North : Existing 18 m road proposed to 30 m wide M.P. Road.
East : Existing 18 m road propose to 30 m wide M.P. Road.
South : Proposed 12 m road, green buffer
West : Sy.No.125.

Item – 4: S,T,U – S.

North : Existing 18 m road proposed to 30 m wide M.P.Road.
East : Green buffer zone for water body in Sy.No.124
South : Green buffer zone for water body in Sy.No.124
West : Proposed 12 m wide M.P. Road.

J.SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER